

# OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS AND STREET WIDENING TO PUBLIC USE; GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS, TO THE MINIMUM BUILDING RESTRICTION LINES, ADJACENT, CONTIGUOUS, AND PARALLEL TO ALL STREET RIGHT OF WAY LINES, SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS ADJUTING SAID EASEMENTS HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE; GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED "P.U.E." TO THE PARTIES LISTED AND THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3334 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANT TO MONTGOMERY COUNTY, MARYLAND PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND DESIGNATED "P.I.E." WITH THE TERMS AND PROVISIONS OF SAID EASEMENTS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 19,561 AT FOLIO 339, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24 (a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THAT CERTAIN DEED OF TRUST, AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THERE ASSENT.

DATE 7-24-01

TERRABROOK CLARKSBURG, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: WESTERRA MANAGEMENT, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
Tracy Z. Graves  
TRACY Z. GRAVES, ASSISTANT VICE PRESIDENT

Kimberly K. Ambrose  
ATTEST

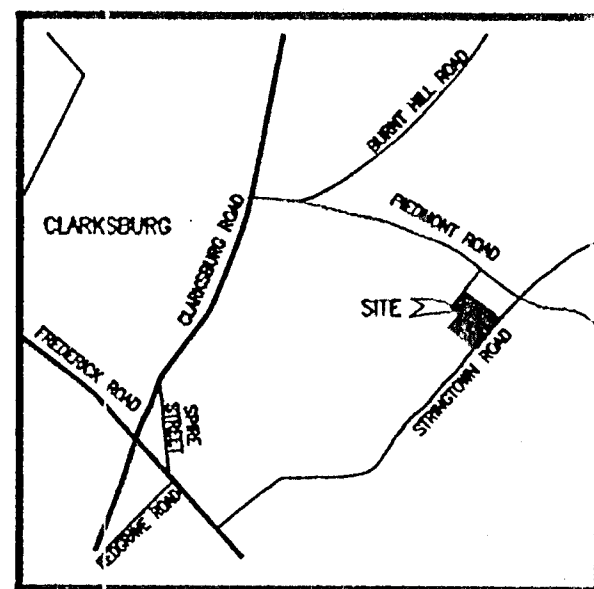
WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT

DATE 7-26-01

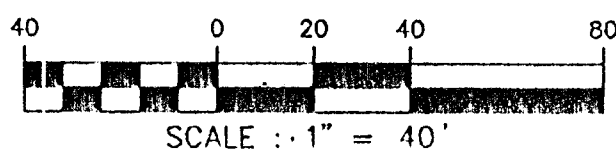
David H. Peterson  
DAVID H. PETERSON, TRUSTEE

St. Kidd  
WITNESS

LOTS 33 THROUGH 47 AND  
LOTS 58 THROUGH 72 AND  
PARCEL B, BLOCK C  
CLARKSBURG TOWN CENTER



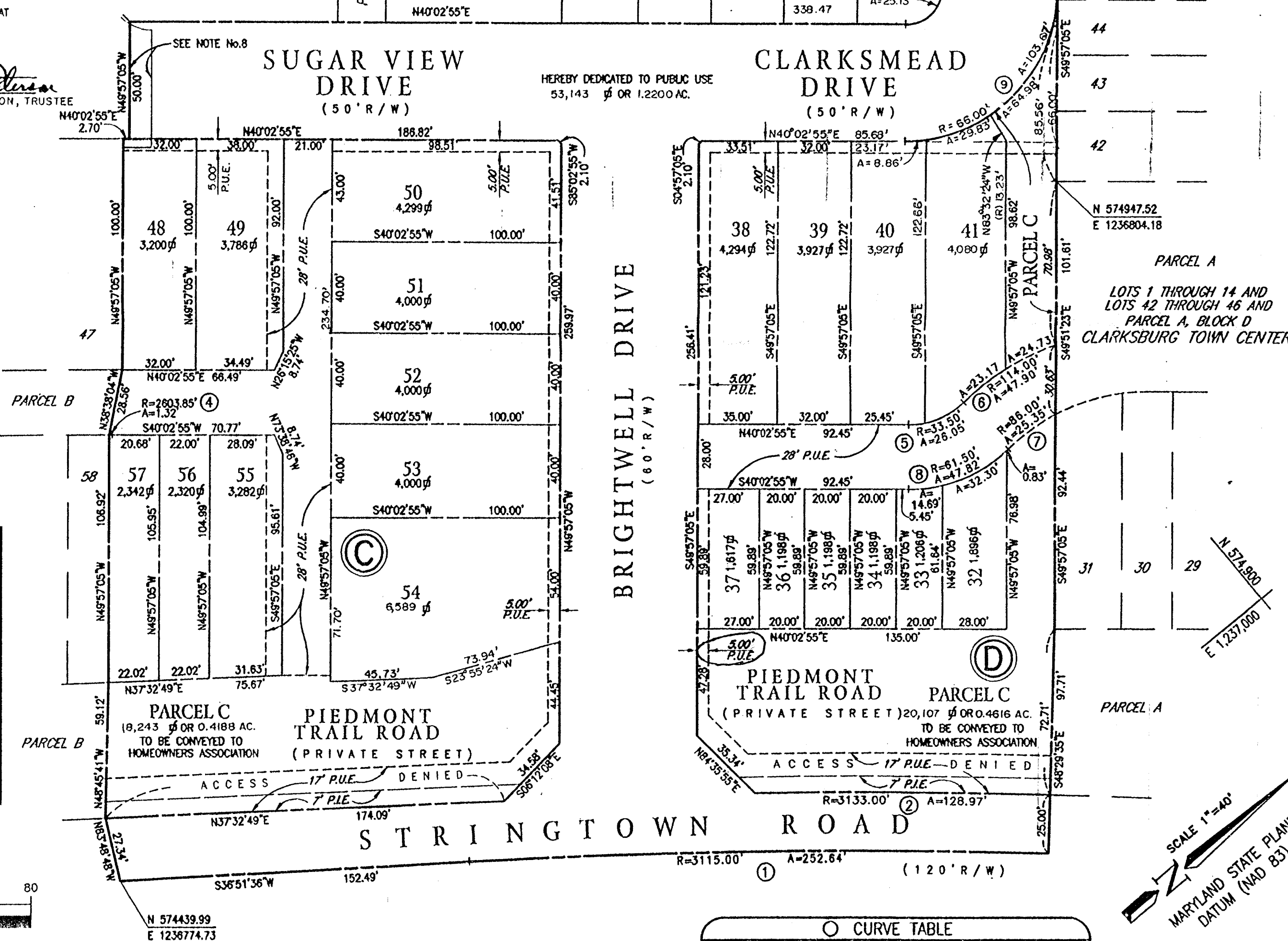
VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 40'

LOTS 1 THROUGH 13 AND  
PARCEL A, BLOCK D, AND  
LOTS 1 THROUGH 29 AND PARCEL A, BLOCK E  
CLARKSBURG TOWN CENTER

LOTS 1 THROUGH 13 AND  
PARCEL A, BLOCK D, AND  
LOTS 1 THROUGH 29 AND PARCEL A, BLOCK E  
CLARKSBURG TOWN CENTER



CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
1	3115.00	252.64	04°38'49"	126.39	S39°11'01"W	252.57
2	3133.00	128.97	02°21'31"	64.50	S40°19'13"W	128.96
3	16.00	25.15	90°00'00"	16.00	N04°57'05"W	22.63
4	2603.85	1.32	00°01'45"	0.66	S40°02'03"W	1.32
5	33.50	28.05	44°32'56"	13.72	N17°46'27"E	25.40
6	114.00	47.90	24°04'33"	24.31	S07°32'16"W	47.55
7	86.00	25.35	16°53'18"	12.77	S03°56'38"W	25.26
8	61.50	47.82	44°32'56"	25.19	N17°46'27"E	46.62
9	66.00	103.67	90°00'00"	66.00	S04°57'05"E	93.34

## AREA TABULATION

LOTS: 62,360  $\pm$  OR 1.4316 AC.  
PARCELS: 38,350  $\pm$  OR 0.8604 AC.  
STREETS: 53,143  $\pm$  OR 1.2200 AC.  
TOTAL: 153,852  $\pm$  OR 3.5320 AC.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF A PART OF THE PROPERTY ACQUIRED BY TERRABROOK CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM CLARKSBURG LAND ASSOCIATES, LLP, A MARYLAND LIMITED LIABILITY PARTNERSHIP AND PIEDMONT LAND ASSOCIATES, LLP, A MARYLAND LIMITED LIABILITY PARTNERSHIP, BY DEED DATED FEBRUARY 4, 2000 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 17865 AT FOLIO 495. THAT IT IS A REVISION OF A PART OF SUGAR VIEW DRIVE AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "LOTS 1 THRU 4 AND 20 THRU 23 AND PARCEL A, BLOCK A, LOTS 1 THRU 32 AND PARCEL 'A', BLOCK 'C', CLARKSBURG TOWN CENTER, RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NUMBER 20998. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 153,852 SQUARE FEET OR 3.5320 ACRES OF LAND, OF WHICH 53,143 SQUARE FEET OR 1.2200 ACRES OF LAND IS DEDICATED TO PUBLIC USE FOR STREETS.

DATE 7-23-2001

Ronald L. Collier  
RONALD L. COLLIER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 20014

## NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLAN(S) ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND/OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND/OR USE, OF THIS PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS LAND IS ZONED "RMX" AND IS BEING DEVELOPED UNDER THE PROVISIONS OF DIVISION 59-C-10 OF THE MONTGOMERY COUNTY CODE.
- THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
- THIS DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MNC&PC FILE NUMBER 8-98001.
- SUGAR VIEW DRIVE, AS SHOWN ON PLAT NUMBER 20998, HAVING NEVER BEEN BUILT NOR ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND IS HEREBY REVISED.
- W.S.C. 200 SCALE REFERENCE: 233 NW 13.
- PARCEL C, BLOCK C AND PARCEL C, BLOCK D, IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19,561 AT FOLIO 342.

## SUBDIVISION RECORD PLAT

LOTS 48 THROUGH 57 & PARCEL 'C',  
BLOCK 'C' AND LOTS 32 THROUGH 41  
& PARCEL 'C', BLOCK 'D'

## CLARKSBURG TOWN CENTER

CLARKSBURG  
GOLESVILLE (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' FEBRUARY, 2001

**CPI** Charles P. Johnson & Associates, Inc.  
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS  
10000 RIVER ROAD, SUITE 200, SILVER SPRING, MARYLAND 20910  
(301) 584-1200 FAX (301) 584-1201

PHASE 1B - PART 2  
SHEET 1 OF 5  
RDF RDF  
29-100-15.01A  
616-41

PUBLIC WATER AND SEWER SYSTEMS ONLY. 201215195042899001032665RMX

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: April 12, 2001

Chairman  
CHAIRMAN

MNCP&PC Record File No. 616-41

DEPARTMENT OF PERMITTING  
SERVICES, MONTGOMERY COUNTY

APPROVED: September 11, 2001

Deputy Director  
DEPUTY DIRECTOR

20 LOTS & 2 PARCELS

P.I.A. NO. 01-052

2-01215